A3842

NEWSLETTER

VOL. I NO. 1 BERKELEY, CALIFORNIA JANUARY 1977

Housing in Berkeley

Traveling through Berkeley, one is struck by the diversity of its housing structures and the overall attractiveness of its housing. Whereas other cities of comparable size and location are experiencing neighborhood decline, sizeable population losses and a host of accompanying problems associated with urban decay, Berkeley's landscape demonstrates a certain vitality; it is not dulled by the sameness of bedroom tracts nor gutted with the decay of ruined structures, but offers a variety of housing types in various states of health.

As people age, so do their homes. Time and nature wear away at the walls, the plumbing and electrical systems. It is important to conserve a house in much the same way that one conserves the body—with proper care and attention given on a positive and systematic basis.

Berkeley's housing conservation program is a wholistic approach aimed at conserving the health of the City's valuable housing resource and preventing further decay. The multi-faceted programs presently underway exhibit a level of municipal care that is unusual: The commitment of both local and federal funds to provide loans for non-bankable participants; provision of public improvements, and availability of technical services at no cost to homeowners involved in the City's housing rehabilitation programs.

The Municipal Loan Program is the nucleus of the City's housing conservation efforts, providing the financing mechanism needed to allow non-bankable homeowners to participate in the housing rehabilitation process. Originally set up with $550,000 of General Fund monies, the Municipal Loan Program has been expanded to $1,300,000 with Community Development Block Grant and Model Cities funds. This has increased the City's ability to provide direct loans in conjunction with implementation of four additional housing conservation programs beyond the Pilot Rehabilitation Program: the Emergency Repair Project, the Model Cities Holdover Funds Project, Seniors and Physically Disabled Housing Rehabilitation Project, and Neighborhood Rehabilitation Inspection Project.

As of December 31, 1976, 90 municipal jobs totaling $470,500 have been awarded to participants in all the City's housing rehabilitation programs. An additional $316,132 in private financing has gone into the three Pilot Rehabilitation Project areas to improve 51 properties. This means that a total of $786,632 in municipal and private funds have been reinvested to date throughout Berkeley as a result of the City's Housing Conservation Program.

The Pilot Rehabilitation Program is a locally funded demonstration rehabilitation effort operating in three 3-block areas of South Berkeley, West Berkeley and San Pablo North/BABB.

continued on page 3

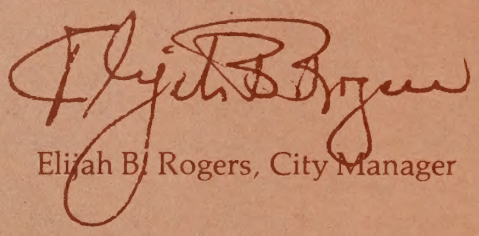
From the City Manager's Desk

Berkeley residents and the City Council have identified housing as a major area of concern and have accorded priority status to efforts directed toward development of solutions to the housing problems of its residents. In a relatively short period of time, Berkeley City Government has made some very positive advancements in the area of housing conservation. In January, 1974, the Council declared housing conservation to be an appropriate general municipal function and committed the Berkeley City Government to play an active, vanguard role in the development and implementation of viable solutions to our complex, multi-faceted housing problem.The Council reinforced this commitment by allocating $550,000 in General Fund monies to set up a municipal loan revolving fund to provide below market interest rate loans to nonbankable participants in the City's housing rehabilitation programs and additional funds to implement a Pilot Rehabilitation Program, thereby making Berkeley one of the few cities using other than Federal funds for housing rehabilitation.

The City Council, recognizing that the City's governmental structure lacked the administrative and management capability to effectively deliver housing services to our residents, approved the formation of a Housing and Development Department to plan and administer a wide variety of needed housing programs and services. This department was established in May, 1975.

In the last year and a half since the formation of the Housing and Development Department, the City has expanded its housing conservation activities from the Pilot Rehabilitation Program to four additional housing rehabilitation programs all integrated under the umbrella of the Expanded Municipal Loan Program.

While there are immediate visible signs of neighborhood upgrading, Berkeley's efforts will have to be sustained by a long-term commitment in order to be effective in assuring "a decent home and living environment" for all of its residents. With the continued involvement and cooperation of the private lenders and citizens of Berkeley, we are confident of the success of our efforts and the continuance of our response to the concerns of our citizens.



Elijah B. Rogers, City Manager

Housing Information/Referral Service Now in Operation

After making a thorough inventory of all the public and private housing services offered in the Bay Area, as of September 1, 1976, the Housing and Development Department of the City of Berkeley began offering a centralized information and referral service to its residents.

The Housing Services Project of the Department of Housing and Development is designed to assist Berkeley residents in resolving questions or problems they may have in regard to housing needs. For example, if you are new to Berkeley and need a place to stay, depending on the situation, referrals may be made to a social service agency, CO-OP bulletin board, classified section of the local paper, or one of the private listing services offered in Berkeley.

Questions such as "Must I use a licensed contractor to do my property improvements?"; "I am low-income and cannot afford where I live—what can I do?" can be answered by calling Sue Wylie, Housing Information Officer, 644-6609. If she doesn't know right off the bat, she will check and get back to you. Why not give her a call if you have a housing question or need?

from page 1

The project is designed to physically upgrade these areas through voluntary participation of homeowners, technical assistance provided by City Housing and Development staff, provision of public improvements, and involvement of local lenders.

The Pilot Program got underway in March 1975, and has assisted in the rehabilitation of over 75 homes for a total reinvestment in the three Pilot areas of $501,882. In addition, public improvements, such as tree planting, installation of sidewalks and curbs, and undergrounding of utilities are contributing to the total physical upgrading of the three demonstration areas.

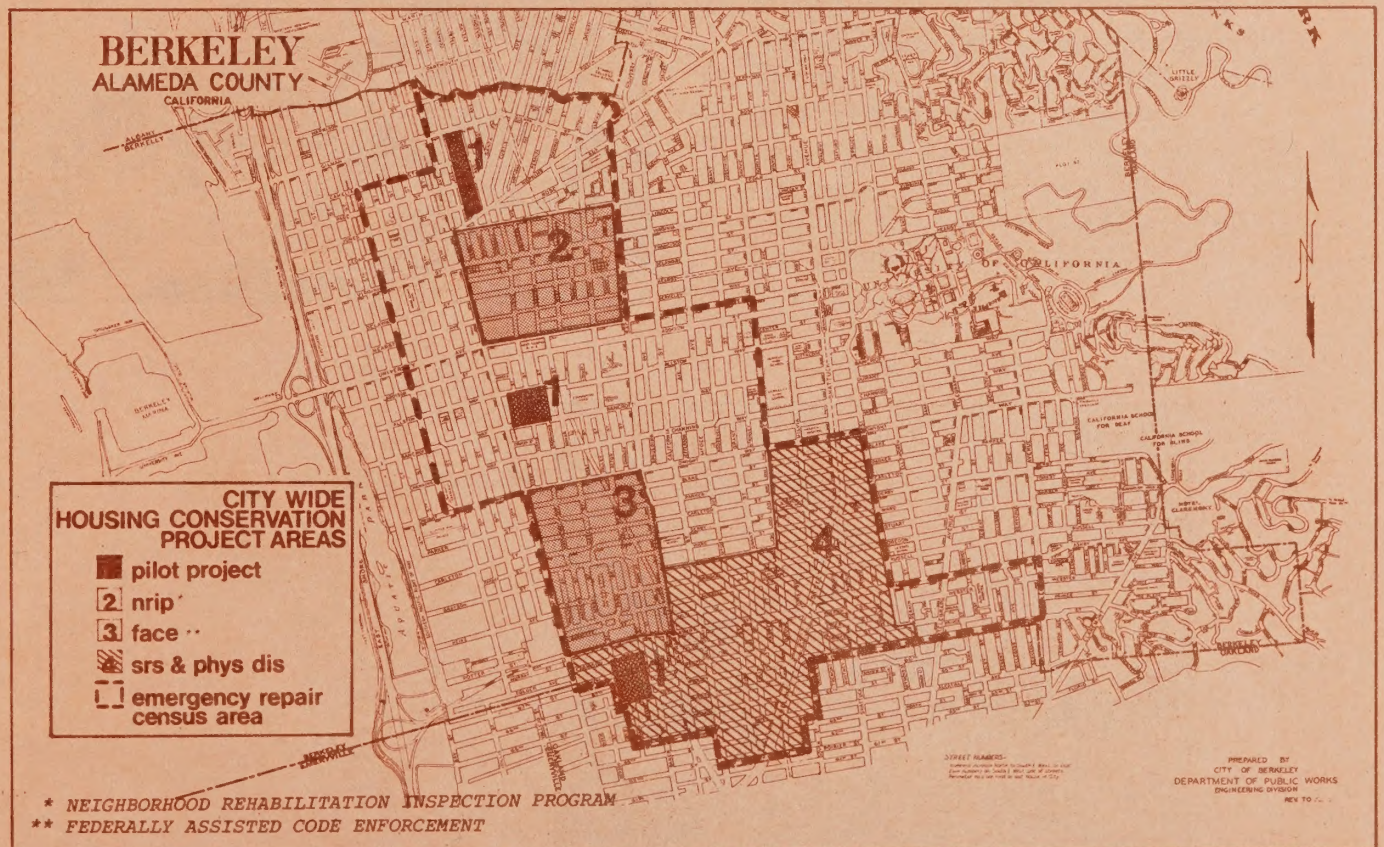
The Seniors and Physically Disabled Housing Rehabilitation Program addresses the needs of Berkeley's elderly and disabled population through the provision of technical services and direct financial assistance to eligible homeowners in the South Berkeley area.

The Model Cities Holdover Fund Program continues the housing rehabilitation work begun under the former Model Cities program, providing technical services and loans to eligible homeowners in the South Berkeley Model Cities area.

The Emergency Repair Program operates in 12 census tracts throughout Berkeley, and offers low-interest loans to property owners unable to obtain bank financing for repair of emergency housing conditions.

Neighborhood Rehabilitation Inspection Program. Over the past 20 years, expansion of Berkeley's housing supply has occurred largely through the construction of apartment buildings and dormitories, to the extent that now almost two-thirds of Berkeley's current housing is made up of rental units. The Neighborhood Rehabilitation Inspection Program is the first phase of a City-wide Residential Rental Inspection Program designed to test innovative approaches to flexible code compliance with Municipal Loans provided to owners unable to obtain bank loans for property repair and improvements, and hardship exemptions for all tenants and landlords who might be adversely affected by the program.

The Map below depicts the areas in which the present housing conservation programs are operating.



From left: Bernice Gladney, Mayor Warren Widener, Sara Walker, Leona Brown

Undergrounding Begins On Stannage Avenue

Undergrounding of utilities began on Stannage Avenue in the West Berkeley Pilot Rehabilitation Project Area during the month of October. On October 12, 1976, a groundbreaking ceremony was held, attended by residents, Neighborhood Improvement Committee (NIC) representatives and members of the Citizens Committee on Underground Utilities. Mayor Widener, Vice-Mayor Hone, Councilmember Dean, and staff, along with representatives from PG&E, Pacific Telephone and Bay Cablevision, were present to observe the official start of the undergrounding project. Refreshments were contributed by NIC members, and a tour of a home recently rehabilitated through the Pilot Rehabilitation Program was offered by one homeowner.

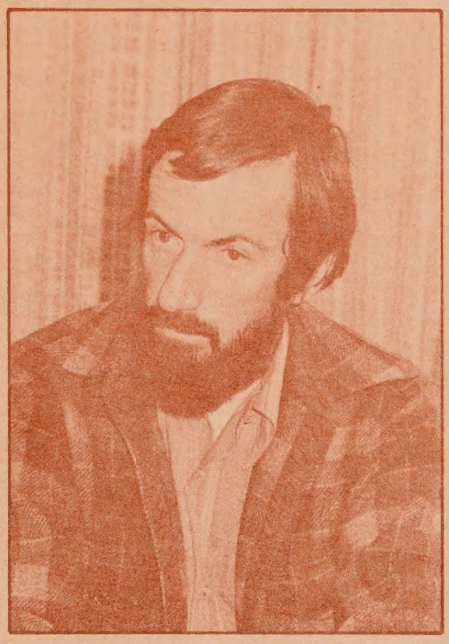
The establishment of Stannage Avenue as an underground utility district started October 1, 1975, when representatives of the West Berkeley Pilot Rehabilitation Project Neighborhood Improvement Committee submitted a petition to the Citizen's Committee on Underground Utilities, requesting that Stannage Avenue be considered. Following approval by the Committee and confirmation by the City Council, the City entered into a contract with PG&E, Pacific Telephone and Bay Cablevision to jointly undertake the undergrounding project.

Total length of the project is approximately 1,800 feet; it is expected to cost roughly $369,000; and anticipated date of completion is October, 1977.

Public improvements have already been completed in the South Berkeley and BABB Pilot Rehabilitation Project areas where trees have been planted and sidewalks, curbs and driveways have been repaired or replaced.

Stannage Avenue today before undergrounding

Arjere Johnson



Keith Conning

Bernice Gladney

Berkeley People in Housing

"Berkeley People in Housing" will be a regular feature of the Housing and Development Department Newsletter. This issue will focus on the chairpersons of the three Neighborhood Improvement Committees (NIC) in the Project Rehabilitation Project areas. The Pilot NIC's have been working together for about two and a half years. They have been instrumental in bringing public improvements to their neighborhoods and generating interest and involvement on the part of their neighbors in the Pilot Rehabilitation Program.

Mrs. Arjere Johnson heads the South Berkeley Pilot Area NIC. In addition to her current activities with the NIC, she is also pursuing a degree in social welfare at the University of California in Berkeley. Mrs. Johnson retired from the Civil Service about the time the Pilot Rehabilitation Program was getting underway and found herself with time and energy to devote to neighborhood improvement. As a 30-year resident of her neighborhood, she is naturally concerned about its upkeep. In 1972 she served on the Model Cities Housing Task Force, so her involvement in the Pilot Program is a logical expansion of her interests. Mrs. Johnson enjoys the group context of the combined NIC meetings and enjoys exchanging information and sharing concerns with NIC members from the other Pilot areas. An emerging interest for Mrs. Johnson concerns encouraging senior citizens to become more involved in their communities and in outside activities. Often retired people have time that younger working people do not. And as Mrs. Johnson says, "there are *always* things to be done."

Keith Conning, the Chairperson of the BABB (Bancroft to Allston Way/Byron to Browning) Pilot Area NIC, is currently a consumer economics teacher and formerly taught history at Berkeley High. Unlike the other NIC Chairpersons, Mr. Conning had never been actively involved in a community organization until he became Chairperson of his neighborhood NIC. For Mr. Conning it all began two and a half years ago when the Pilot Rehabilitation Program was in its initial stages. He, his wife, and their three children were outgrowing their one-bedroom home where they had lived for over nine years. It was a question of either moving out of the neighborhood or adding on to their present home. And as Mr. Conning says, "the Pilot Program came along at the right time." Through the Pilot Program Mr. Conning was able to have an addition built on his home, financed by a conventional loan. Since that time

he has seen a certain cohesiveness develop in his neighborhood, and for him this means that "this is still an area for my children to grow up in." Mr. Conning points out that "people might have been inclined to move had the neighborhood deteriorated."

Mr. Conning is aided in his chair duties by Ms. Adelaide Vawter, who has lived in the neighborhood for ten years and is retired from the University of California.

Mrs. Bernice Gladney, Chairperson of the Stannage Avenue Pilot Area in West Berkeley, has been involved in community activities for over ten years. She is active in such organizations as the West Berkeley Health Center, and the Jefferson School PTA. She has lived in her present neighborhood 16 years and has taught orthopedically handicapped children in Marin County for over 20 years. Mrs. Gladney is a strong advocate of community participation, feeling that the way to bring services into an area such as West Berkeley is to get actively involved. "I love my neighborhood, and I don't want to move. My neighborhood is one block off San Pablo and close to stores, transportation, churches, banks, libraries and schools." Through the Pilot Program Mrs. Gladney was assisted in securing a private loan to finance an addition to her home. "I know for a fact that had it not been for the Pilot Program we would not have been able to get private financing to do our work, and some of our neighbors would not have had work done either. The whole city is my neighborhood," says Mrs. Gladney, and she demonstrates the importance of taking care of it, actively assisted by her neighbors Mrs. Leona Brown and Mrs. Sarah Walker, who jointly share the duties of chairperson of the NIC.

The Pilot Rehabilitation Project Neighborhood Improvement Committees are cohesive groups of concerned citizens working toward improving the quality of life in their neighborhoods. They are a vital link in the City's housing conservation strategy which depends upon the involvement of citizens and private lenders working in concert with the City to preserve a valuable resource—its housing stock. The NIC members express a sincere desire to assist other neighborhoods in upgrading themselves. As the City's housing conservation projects spread throughout various areas, the NIC's hope to serve as a resource to residents who wish to undertake neighborhood preservation.

Staff and NIC members at meeting

PROGRAMS TO CONSERVE

CITY OF BERKELEY HOUSING AND DEVELOPMENT DEPARTMENT

STATUS AS OF DECEMBER 31, 1976	ALL PROGRAMS	PILOT REHAB	EMERGENCY REPAIR	SENIORS & PHYSICALLY DISABLED	MODEL CITIES HOLDOVER	NRIP
• REHABILITATION PROJECTS						
Jobs Started	126	66	42	7	11	
Jobs Completed	107	61	38	3	5	
Bid Openings	192	46	92	24	30	
Specs & Design Package Done	232	61	99	42	30	4
Surveys Completed	996	133	131	62	45	625
Initial Contacts	1266	237	148	97	45	739
• MUNICIPAL LOAN PROGRAM						
MUNICIPALLY-FINANCED JOBS						
No. of Loan/Grants Approved	90L/9G	25	46	10	9L/9G	
Amount Approved	$430 000L 40,500G	$185,750	$103,300	$99,050	$41,900L 40,500G	
Average Interest Rate	4.38%	5.26%	4.5%	3.26%	3%	
No. of Financial Interviews	310	80	112	63	41	14
PRIVATELY FINANCED JOBS						
No. of Jobs	51	51				
Amount	$316,132	$316,132				
TOTAL NUMBER OF JOBS FUNDED	150	76	46	10	9L/9G	
TOTAL AMOUNT	$786,632	$501,882	$103,300	$99,050	$82,400	

Focus: Neighborhood Rehabilitation Inspection Program

The City's innovative Residential Rental Inspection Program which received approval for implementation from Council on June 2, 1976, has proven to be a surprisingly smooth-running program. Operating within a demonstration area bounded by Cedar to University/San Pablo to Sacramento, the first phase of the program, known as NRIP (Neighborhood Residential Inspection Program) has exceeded its projected goal.

As of December 31, 1976, 625 units have been inspected out of a district total of 746 units. Of the 2000 code violations identified, 931 violations have been cleared. Despite fears that numerous Category "A" (hazardous) code violations would be found, in actuality the structures inspected so far have generally been in good condition with only 94 Category "A" violations found, of which 67 have already been corrected. Staff has received wide-spread cooperation on the part of both tenants and owners. It is estimated that of all the units inspected, 90% of them were the direct result of the tenants' cooperation. Additionally, in two instances, owners volunteered their buildings for inspection before the Program was in full operation.

The creation of a Neighborhood Improvement Committee in each of the areas where the City conducts a housing rehabilitation program is a vital element of the housing conservation approach and important to the success of the various programs. In the NRIP area, a Neighborhood Improvement Committee (NIC) was formed in July 1976, a month following field implementation of the Program. The NIC is composed of tenants and landlords and is currently working with staff to determine the types

of public improvements to be made in the NRIP area in conjunction with the rental inspection program.

NRIP's non-traditional approach to code enforcement extends beyond the important provisions of availability of lower interest rate loans, provision for hardship exemption and an appeals mechanism. Inspectors have found themselves in roles that expand the traditional confines of being a City enforcement official; they are in some cases serving as buffers between tenants and landlords, ensuring that needed repairs are made. In a number of instances, inspectors and financial advisors have been able to assist persons of low income to improve their living conditions by assisting them to apply for income and/or housing assistance. In one case, program staff helped reinstate a man in his job of 15 years following an accident which left him disabled.

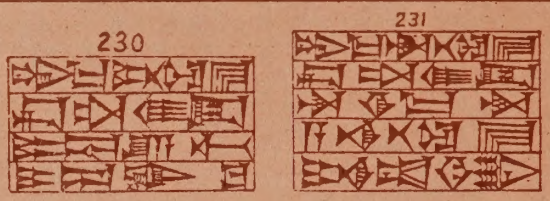
NRIP represents a new set of tools and an innovative approach to deal with the continuing problem of unsafe or substandard structures. It enables the City to systematically address property maintenance and upkeep in a positive and preventative manner and without creating hardship, rather than merely respond on a "crisis" basis to complaints.

An exciting by-product of this innovative program is the interest other jurisdictions have exhibited in its progress. The Housing and Development Department has received a number of inquiries from other cities interested in this flexible approach, causing the ripples of impact to extend beyond the Berkeley boundaries.

Code Enforcement as a Conservation Tool

Building and Housing Codes: An Evolutionary Process

For centuries municipalities have enacted laws regulating the construction and maintenance of buildings, in response to the needs prevalent at the time. In Hammurabi's era, collapse of buildings occurred occasionally, giving rise to passage of a law imposing the death penalty on a builder if the house collapsed killing the owner.



The Building Code of Hammurabi, founder of the Babylonian Empire; earliest known code of law. Translated:

"230. If the child of the householder be killed, the child of that builder shall be slain.

"231. If the slave of the householder be killed, he shall give slave for slave to the householder.

Source: *Modern Building Inspection*, edited by Colling, Cravens & Fox

Modern building and housing codes are not quite so drastic as those illustrated in the Building Code of Hammurabi, but they do aim to regulate structural elements and protect the safety of occupants as well as the public.

A survey of relevant studies on codes reveals that early laws were at first concerned with fire prevention, the danger of collapse and basic sanitation, and were aimed at protecting the public rather than the occupants. Thus, Elizabethan building laws regulated roof coverings to retard the spread of fire, but had little to say about fire prevention within the dwelling or proper exiting for inhabitants in case of fire. It was not until the late 19th century that a developing social conscience led to the first Tenement House Laws in New York City. These, starting in 1897, dealt with fire protection and adequate exiting for occupants, light ventilation, sanitation, overcrowding and cellar and basement occupancy.

Modern Building and Housing Codes: A Definition

A Model Housing Law published in 1914 inspired widespread legislation in many states applicable to all dwellings, not just tenements. Later, interest focused on regulating the exterior space requirements of homes in regard to light and ventilation, which resulted in the enactment of zoning laws.

These laws govern height, area and the use of structures by certain defined zones. In addition to zoning laws and building codes there

are many other codes in use today such as housing codes, fire codes, plumbing, mechanical and electrical codes.

Building codes are a series of technical requirements mainly directed at new construction, additions or alterations to existing structures. They regulate structural elements, fire-resistive construction, exiting requirements and occupancy classifications. Other separate specialty codes regulate the electrical, plumbing, mechanical, and flammable liquids and hazardous materials storage requirements. The housing code applies to all existing structures used as dwellings and focuses on the conditions under which the people are living relating to health, fire, life safety and minimum acceptable living standards.

The building code, for example, describes in technical detail the design requirements for structural elements used in the building such as steel, concrete, wood, or masonry, while the housing code may specify the maintenance or repair of a foundation system which has failed, is in disrepair, or inadequate.

Housing Code Compliance: A Conservation Tool

The general purpose of a housing code as set forth in the *Uniform Housing Code*, is to set minimum standards for housing that will protect the life, limb, health, property, safety and welfare of the general public and the owners and occupants of residential buildings. The housing code requires owners to supply basic facilities and services and requires tenants, as well as owners, to maintain the premises in a clean, safe and sanitary condition. The code, then, not only protects the inhabitants by requiring the basic facilities and services, it also conserves and in some cases upgrades the housing stock by setting minimum standards.

Prepared by
Sue Wylie - Editor
Carol Starnes - Design, Layout, Graphics

Notes on the Newsletter

This is the first issue of the Housing and Development Department NEWSLETTER. In light of the City's commitment to housing and its growing list of accomplishments in that area, it is fitting that there be a way to inform Berkeley residents and others of our activities and progress, as well as housing issues of interest and possible impact on Berkeley residents. The Housing and Development NEWSLETTER has been created for this purpose and will continue on a quarterly basis if it proves a useful communication tool.

I hope you find the NEWSLETTER beneficial in keeping up to date with current housing developments of interest to you.

Janet G. Roché

Janet G. Roché, Director
Housing and Development Department

Comments, questions and suggestions are encouraged and can be addressed to: NEWSLETTER, Housing and Development Department, City Hall, 2134 Grove Street, Berkeley, CA 94704

Housing & Development Department
City Hall
2134 Grove Street
Berkeley, CA 94704

Bulk Rate
U.S. Postage
PAID
Permit No. 47
Berkeley, CA

A3842

Housing and Development Department

NEWSLETTER

INSTITUTE OF GOVERNMENTAL STUDIES LIBRARY

UNIVERSITY OF CALIFORNIA

VOL. I NO. 2 BERKELEY, CALIFORNIA JULY 1977

Pilot Rehabilitation Program E-X-P-A-N-D-S

On April 26, 1977, the Berkeley City Council approved expansion of the City's successful Pilot Rehabilitation Program into five new areas in south and west Berkeley. The first area scheduled to receive the services of this voluntary housing conservation program is the homes bordering James Kenney Park.

Council consideration of the expansion of the Pilot Rehabilitation Program followed a public hearing sponsored by the Pilot Program Neighborhood Improvement Committees (NIC) in February, 1977. Members of the NICs in the three original Pilot areas were interested in sharing the benefits of the Pilot Program with residents of other areas of the City. With Housing and Development Department staff, the NICs began looking at additional areas of the City where the Program could maximize and expand upon the efforts begun in the three Pilot areas in 1974. By January, 1977, seven potential areas had been identified.

The purpose of the NIC-sponsored public hearing held in February was to allow community members to express interest in the concept of expanding the Pilot Program, provide input concerning the seven areas tentatively identified as potential areas for expansion, and to identify any other areas which should be studied for expansion. Based on the input received from residents attending the public hearing, NIC members and Housing and Development Department staff identified five areas for consideration by Council. The criteria used in developing the recommendations were based on factors considered by Council in designation of the first three Pilot areas:

- Level of community interest expressed in support of an area;
- Evidence of decline within the neighborhood versus deterioration;
- Whether the area was small enough to be totally upgraded within a reasonable period of time;
- Whether there was a balanced mix of low to moderate income homeowners and residents;
- Whether the Pilot Rehabilitation Project would complement other City efforts in the area of neighborhood improvement and upgrading, such as parks and public improvements.

With City Council approval of the five areas recommended, the James Kenney Park area became eligible to receive the services of the Pilot Rehabilitation Program which include a free property survey and termite inspection, design of kitchens, baths and other improvements, assistance in contractor selection and monitoring of construction, and confidential financial counseling. Persons unable to obtain bank loans may apply for municipal loans to make property improvements. Homeowners

continued on page 3

From the City Manager's Desk

Reflections on Fiscal Year 1976/77

The beginning of a new fiscal year is a time of assessment as to where we are and evaluation of what we have been doing. At the end of FY 1976/77, the Housing and Development Department was barely two years old; yet significant progress has been made toward carrying out the City Council's goal of conserving the city's housing stock. In addition to the visible physical upgrading of structures taking place throughout the city, corresponding progress has occurred in the delivery of housing services to Berkeley residents, provision of technical assistance to homeowners, involvement of private lenders in neighborhood reinvestment, continued progress in the area of minority contractor participation, and importantly, return of loan funds with interest as payments are made by municipal loan recipients.

By the close of the fiscal year, the Municipal Loan Program had been responsible for $1,028,947 in public and private reinvestment in property improvements within the various housing rehabilitation areas. FY 1976/77 saw the total number of municipal loans more than double to 129 loans amounting to $632,150. In the Pilot Rehabilitation areas where we have been monitoring private reinvestment, $396,797 in private dollars have been identified as going into property improvements. In addition, municipal loans totaling $195,750 have been awarded in the Pilot Rehabilitation Program. This means that for every dollar of municipal funds expended in these areas, approximately two dollars in private funds are reinvested—a ratio of two to one. The success of the Municipal Loan Program is even more dramatic when one notes that as of June 30, 1977, in excess of $58,700 had been repaid to the City, $17,300 of which were in interest payments.

The merging of the Housing Authority and Central Relocation Unit into the Department has added 32 new staff members and additional budget responsibilities for administering the federally-funded rent subsidy programs available to eligible low income individuals and families.

The success of our Housing Conservation Program has prompted the federal Urban Reinvestment Task Force to award the City a $25,000 grant in order to replicate the Berkeley program throughout the United States. During the upcoming fiscal year, the Housing and Development Department will be providing technical assistance to other localities so that they may benefit from Berkeley's experience in developing and implementing a comprehensive housing conservation program. This is the second time Berkeley has been so honored. In April, 1975, the City received a $50,000 grant from the Task Force to expand upon the housing conservation efforts initiated by the City Council in early 1974 when they established the Pilot Rehabilitation Program. The outstanding success of Berkeley's multi-faceted approach prompted the Task Force to use the Berkeley program as a model for replication by other cities throughout the country.

The strength and success of Berkeley's program are directly attributable to the commitment and participation which have been displayed by the Major and City Council and citizens. Without such support, the City's efforts would have had minimal impact. FY 1977/78 promises to be a busy one; expansion of the Pilot Rehabilitation Program into five new areas of the city was approved by the City Council in April, 1977; evaluation and streamlining of Housing Authority operations are already underway; the information and referral responsibilities of the Housing Services Project have been expanded to include provision of relocation services occurring as a result of any displacement in the city due to governmental action. Continuing to provide a consistently high level of housing services to residents and participants in our various housing programs while expanding these services, is at the heart of our work program for 1977/78. In accomplishing this, we look forward to an ever-increasing number of Berkeley residents involving themselves in our programs as we all strive together to make housing conditions in Berkeley the best in the country.

Elijah B. Rogers, City Manager

Cont. from Page 1

qualifying for conventional loans will be assisted by staff in this process as well. Private lenders have been very supportive of the City's housing conservation program, and staff has been able to identify $396,797 in private reinvestment in the original three Pilot areas as of June 30, 1977.

The remaining four areas will be phased in over a two-year period of time.

The basic concept of the Pilot Rehabilitation Program is to upgrade a neighborhood in a comprehensive way. Expansion of the Pilot Program into the James Kenney area will serve to complement the improvements already begun with the development of the James Kenney Park complex.

Persons desiring more information on the Pilot Rehabilitation and other City housing programs may call 644-6073.

BERKELEY CITY COUNCIL

Mayor Warren Widener
Vice Mayor Susan Hone

Councilmember Carole Davis
Councilmember Shirley Dean
Councilmember John H. Denton
Councilmember Gilda H. Feller
Councilmember Ilona Hancock
Councilmember William B. Rumford, Jr.
Councilmember William G. Segesta

STATUS OF BERKELEY HOUSING CONSERVATION PROJECTS

REHAB PROJECTS

AS OF JUNE 30, 1977	ALL PROGRAMS	PILOT REHAB	EMERGENCY REPAIR	SENIORS & PHYSICALLY DISABLED	NRIP	MODEL CITIES HOLDOVER
Initial Contacts	1,522	259	191	155	864	53
Surveys Completed	1,253	143	94	190	776	50
Specs & Design Packages Done	300	72	134	52	4	38
Bid Openings	245	45	118	45	3	34
Jobs Started	411	74	56	14	1	21
Jobs Completed	146	68	47	10	1	20

FINANCING

	AS OF JUNE 30, 1977	ALL PROGRAMS	PILOT REHAB	EMERGENCY REPAIR	SENIORS & PHYSICALLY DISABLED	NRIP	MODEL CITIES HOLDOVER
MUNICIPAL	No. of Loans Approved	129	26	59	14	2	L 14* G 14
MUNICIPAL	Amount Approved	$632,150	$195,750	$156,350	$139,200	$7,900	L $70,100* G $62,850
MUNICIPAL	Average Interest Rate**	4.5	5.35	4.60	3.87	7.0	3.0
MUNICIPAL	No. of Financial Interviews	387	92	155	93	6	41
PRIVATE	No. of Jobs	62	62				
PRIVATE	Amount	$396,797	$396,797				
TOTAL	TOTAL NUMBER OF JOBS FUNDED	183	88	59	14	2	20
TOTAL	TOTAL AMOUNT	$1,028,947	$592,547	$156,350	$139,200	$7,900	$132,950

*L-Loans G-Grants

**Excludes fixed interest rate programs—NRIP and Model Cities Holdover.

Civic Center Building - New home of most city offices

New Places/New Faces

Moving Right Along

By October, 1977 the entire Housing and Development Department will be located in one place—the new Civic Center Building at 2180 Milvia Street in Berkeley. With the exception of the Codes and Inspection Division, the Department completed its move at the end of June, 1977. The Codes and Inspection Division remains on the ground floor of City Hall until late September.

Coming Together

Joining the Housing and Development Department in late June was the staff of the Berkeley Housing Authority. This consolidation follows action taken by the City Council in July, 1976 to integrate the functions of the Housing Authority and Redevelopment Agency into the City structure for a more coordinated approach to housing and development activities. At their April 12 meeting, the City Council formally voted to lodge the Redevelopment Agency functions in the City Manager's office and to place the Housing Authority within the Housing and Development Department.

Housing Authority Programs

The Housing Authority currently operates two rent subsidy programs, the Section 23 Leased Housing Program and the relatively new Section 8 Housing Assistance Payments Program. Both programs are federally-funded and operate under State law within guidelines established by the U.S. Department of Housing and Urban Development, and approved by the local governing body. The Section 23 Program was created in 1965 in an attempt to provide a low-rent housing mechanism without the stigma attached to the public housing projects.

Section 23 Leased Housing Program

Under the Section 23 Leased Housing Program, the Federal Government through the Department of Housing and Urban Development (HUD) provides funds to the Housing Authority, which the Housing Authority uses to subsidize rental units for use by low/moderate income residents. The Housing Authority leases a unit from an owner at a rental rate set by HUD, and subleases it to an eligible tenant at a reduced rent based on 25% of the tenant's income. At the present time, the Housing Authority has 981 units under lease in Berkeley.

Section 8 Housing Assistance Payments Program

The Section 8 Housing Assistance Payments Program was created under Title II of the Housing and Community Development Act of 1974 and is intended to replace the existing Section 23 Program. The Section 8 Program differs from Section 23 in that under Section 8 the Housing Authority is not involved in property management, tenant selection or rent collection. Under Section 8, eligible applicants receive a certificate from the Housing Authority and "shop" for a unit, which they lease directly from the owner.

City Hall

The only direct involvement on the part of the Housing Authority is through certifying applicants, making inspections of units providing assistance payments and authorizing evictions if necessary. The Housing Authority makes monthly rental payments to owners of rental housing at a rate set by HUD, less the share of rent paid by the tenant. Renters must be low or moderate income families or individuals under the definitions and low income limits established by HUD. The Berkeley Housing Authority currently has an allocation of 240 certificates with another 182 requested.

Tax Relief for Senior Homeowners and Renters

Whether you own your own home or rent, *if you are a California resident and your dwelling was not exempt from property taxes*, you could be eligible for State property tax relief or rent assistance.

Homeowners

If you owned and occupied your home as your principal place of residence as of 12:01 a.m., March 1, 1977, you could be eligible for the *Homeowners' Property Tax Exemption*. This means that you will not be charged for property tax on $1400 of the assessed value of your home if you file after April 15, 1977 and before December 1, 1977. You could also be eligible for *Senior Citizens' Property Tax Assistance* if you

- are 62 years of age or over as of January 1, 1977;
- had a household income last year of $12,000 or less; and
- owned the place you live in for at least part of the period from July 1, 1976, to June 30, 1977.

Renters

For the first time, low income senior citizen renters may take advantage of rental assistance provided by the Senior Citizens' Rent Assistance Law passed last year by the State Legislature. You could be eligible if you

- are 62 years or older as of January 1, 1977;
- occupied a rented residence between July 1, 1976, and June 30, 1977; and
- had a household income of not more than $5,000 in 1976.

Senior renters should be sure to also claim the standard $37 renter's credit by filing a Personal Income Tax Form. You are eligible if you

- have been renting your dwelling on March 1, 1976;
- did not receive a homeowners' property tax exemption in 1976; and
- were not living with another person who claimed you as a dependent for income tax purposes.

When and Where to File

For the *Senior Citizens' Property Tax Assistance* or *Senior Citizens' Rent Assistance*, file after May 16, 1977, through August 31, 1977, with the State Franchise Tax Board, 1916 Broadway, Oakland, CA, 94612, Telephone: (800) 852-7050. To get *Renters' Credit* for 1976, you must file a 1976 State Income Tax Return, Form 540. This form can also be obtained from your State Franchise Tax Board. For the *Homeowners' Property Tax Exemption*, you must file with the Alameda County Assessor's Office, 1221 Oak Street, Oakland, CA 94612, Telephone: (415) 874-6036.

To take advantage of free help offered by trained senior citizen volunteers, call the County Senior Citizens Information and Referral Center at 874-5741.

Berkeley People in Housing

Residents of Berkeley's Neighborhood Rehabilitation Inspection Program (NRIP) area are fortunate in having Loreeta Earl as Chairperson of the NRIP Neighborhood Improvement Committee (NIC). A native of Berkeley, Loreeta has lived all her life in the NRIP district (the area bounded by Cedar to University/San Pablo to Sacramento), leaving for three years in 1972 to attend school. Returning to Berkeley in 1975, Loreeta completed her education at the University of California where she received a B.A. in Sociology and Planning in March, 1977. While attending the University, Loreeta became involved in the creation of the Neighborhood Improvement Committee established in July, 1976, to provide residents of the NRIP area with a means of working with City staff to upgrade their area.

The NRIP is the first phase of the city-wide Residential Rental Inspection Program (RRIP) designed to test innovative approaches to flexible code enforcement on rental structures. Municipal loans are provided to owners unable to obtain bank loans for property repairs and improvements, and hardship exemptions are possible for tenants and landlords who might be adversely affected by the program. The program began in June, 1976, and residents were invited to participate in the formation of the Neighborhood Improvement Committee. Residents serving on the Neighborhood Improvement Committee with Loreeta Earl are: Eve and Gail Bach, Ruth Friedlander, Eva Hue, Rosa Lee Osborne, George Sampson, Dorothy Shortridge, Evangeline Woody, and Margaret Wright.

As Chairperson of the NIC, Loreeta feels that most people initially came to find out what the program was about and because they were concerned about the property inspections mandated by the program. Over the months, residents have attended NIC meetings to discuss improvements in the area, but in Loreeta's opinion, "we never get a good percentage of the people." An example she cites concerns selection of streets for public improvements. All residents of the NRIP area were invited to a NIC meeting where selection of streets for improvement was made. Given a limited amount of funds, $50,000 for the whole area, those streets most in need of repair were listed by City staff for consideration by the NIC. Residents from six different streets attended the meeting; Loreeta suggested that the only fair way to select streets for repairs was to base it upon the demonstrated interest of those residents who came out to request that repairs be made on their streets. As a result, all six streets represented by residents have since received sidewalk, curb and gutter installation or repairs. "Participation pays off," emphasizes Loreeta; "I just wish more people realized that." She goes on to point out that many people feel the City is supposed to automatically do things for them, that they should not have to come out. "However," continues Loreeta, "it feels good that some of the people who have participated never came out for anything before."

The first phase of the NRIP has been completed. Seven hundred twenty-two units have been inspected and a total of 1,364 violations have been corrected, leaving 721 violations in the process of correction. A walking path has been constructed on West Street between Berkeley Way and Hearst along the Santa Fe right-of-way, and a total of six streets have been improved with one or two additional streets to be completed in the near future. The next phase of the NRIP program addresses code compliance in duplexes and single-family rental properties, and Loreeta is hopeful that more residents will become involved in the NIC. With the City's recent purchase of land between Rose and Cedar streets, Loreeta is hopeful that development of a park will serve as a way for the residents to come together and plan what they would like.

Energy Conservation Notes

The home has always served an important role in society. In addition to its primary purpose of providing us with shelter, the home has served as the center of social activities. In recent years, the home has become a symbol of success, an investment of increasing value. The home is also a center of energy usage and most recently has come to be regarded as a focus for conservation efforts on the part of many Americans. For some, setting thermostats at 55° introduces a need for insulation and weather stripping; conserving water in times of drought emphasizes the waste inherent in many household appliances such as dishwashers and garbage disposals.

If energy conservation gives rise to a new awareness on our part, it also provides an opportunity for each of us to participate in reducing needless energy consumption and conserving very important resources.

The City of Berkeley recognizes the importance of addressing energy conservation on more than an individual level, with a view toward the future. To this end, the City Council created the Energy Conservation and Alternate Energy Development Commission on December 7, 1976 to advise the Council on matters relating to energy conservation and alternative energy development in the City of Berkeley. Working energetically, the Commission has developed a Tentative Action Plan Outline and is conducting an energy audit of the Civic Center Building. The Commission is staffed by the Housing and Development Department.

All new residences built throughout the State are subject to the Residential Energy Insulation Standards adopted by the State in February, 1974, with an effective date of February, 1975. (*California Administrative Code*, Title 25, Chapter 1, Sup. Chapter 1, Article 5, Section 1094.)

These standards apply to all new hotels, motels, apartment houses, lodging houses, dwellings and other residential buildings which are heated or mechanically cooled. Presently under consideration, is a similar set of standards for non-residential buildings with a proposed effective date of January, 1978.

The Codes and Inspection Division of the Housing and Development Department reviews all new residential construction plans for state energy conservation requirements. Field inspectors inspect each new residential building to ensure that the required materials are installed properly. The conservation standards include installation of wall and roof insulation materials, a limitation on window area, and the required weather stripping of doors and windows.

Berkeley residents desiring information on insulation and weather stripping their dwellings, as well as use of water flow restrictors and information on the use of grey water, can call the Codes and Inspection Division at 644-6550 or come to the Public Information Counter in the basement of City Hall, 2134 Grove Street, Berkeley.

Free Energy Conservation Inspections Available to Berkeley Residents

Free household water and energy saving inspections are available to Berkeley residents through a joint project sponsored by the University of California Lawrence Berkeley Laboratory and Pacific Gas and Electric Company. University-trained inspectors will evaluate residential gas, electricity and water usage and suggest conservation measures to reduce water and power bills. Two thousand residences in Berkeley will be evaluated in terms of efficiency of energy and water usage. Half of these will be personally inspected, while the remaining 1,000 households will receive information pamphlets and a do-it-yourself inspection guide with a checklist.

The Energy Conservation Inspection Service is available on a first-come, first-serve basis. To apply for the free service, Berkeley residents may call the project office at 642-4911 between 8 AM and 9 PM any day of the week. Deadline for application is September 10, 1977.

Crime Doesn't Pay, But Insurance Does

California residents experiencing difficulty in obtaining insurance coverage for losses due to burglary of home, apartment or business, can take advantage of a State program which provides residential and commercial crime insurance to renters, homeowners and businesses.

The California Fair Plan Association was established under State law to provide insurance coverage to applicants who have been unable to secure insurance for their residents or businesses in the normal insurance market.

The Residential Crime Insurance Policy covers losses due to burglary at home, damages resulting from the robbery and losses from a robbery on other premises. The minimum requirement is that householders be responsible for protecting themselves with specified locks, latches and deadbolts. There is a deductible of $100 or 5% of the gross value of the stolen goods, whichever is greater. Maximum coverage is $5,000.

The Commercial Crime Insurance Policy covers losses due to robbery inside and/or outside the premises, in addition to kidnapping, safe burglary, theft from a night depository in a bank, damage to the premises, and burglary or robbery of a watchman. Four options are available to applicants. There is a deductible of $200 or 5% of the gross amount of the loss, whichever is greater, with maximum coverage of $15,000 available for each insured premise.

Persons interested in obtaining residential or commercial crime insurance under the California Fair Plan may contact any licensed property and casualty insurance broker or agent in the state, or call the California Fair Plan Association at their toll-free number, (800) 252-0089.

Housing & Development Department
Civic Center Building
2180 Milvia Street
Berkeley, CA 94704

CITY OF
BERKELEY, CALIFORNIA
AN EQUAL OPPORTUNITY
EMPLOYER

BERKELEY
SEP 14 '77
CALIF.
PR METER 6348776

Bulk Rate
U.S. Postage
PAID
Permit No. 47
Berkeley, CA

A3842

1977

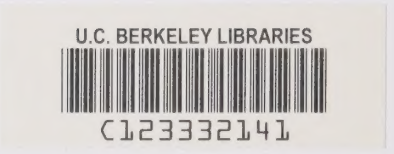
IGSL

University of California, Berkeley
Institute of Governmental Studies
Library

Newsletter / [Berkeley] Housing and Development Department.

INSTITUTE OF GOVERNMENTAL STUDIES LIBRARY
109 PHILOSOPHY HALL
UNIVERSITY OF CALIFORNIA
BERKELEY, CA 94720

A 3842
1977



INSTITUTE OF GOVERNMENTAL STUDIES LIBRARY
109 PHILOSOPHY HALL
UNIVERSITY OF CALIFORNIA
BERKELEY, CA 94720